


TOTAL APPROX. FLOOR AREA 1322 SQ.FT. (122.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		82
(69 to 80) C	69	
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	



Roding Way, Rainham

£475,000

- FOUR / FIVE BEDROOMS
- EXTENDED TO FRONT & REAR
- TWO RECEPTION ROOMS
- ADDITIONAL RECEPTION ROOM / 5TH BEDROOM
- TWO BATHROOMS
- DETACHED GARDEN SUMMERHOUSE
- MULTI VEHICLE OFF STREET PARKING
- CUL-DE-SAC IN FAVOURED NORTH RAINHAM



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GROUND FLOOR

Front Entrance

Via uPVC door into:

Hallway

Inset spotlights to ceiling, built in storage cupboards, radiator, tile effect laminate flooring, stairs to first floor.

Bedroom Three

3.21m x 2.67m (10' 6" x 8' 9") Inset spotlights to ceiling, double glazed windows to front, built in storage cupboard, radiator, wood grain effect laminate flooring.

Bathroom

1.96m x 1.71m (6' 5" x 5' 7") Inset spotlights to ceiling, low level flush WC, hand wash basin with chrome mixer tap, rainfall shower cubicle, chrome hand towel radiator, tiled splash backs, tiled flooring.

Kitchen / Diner

6.63m x 2.96m (21' 9" x 9' 9") > 2.45m (8' 0") Inset spotlights to ceiling, double glazed windows to front, radiator to front, range of matching wall and base units with down lights, laminate work surfaces, one and half bowl inset sink and drainer with chrome mixer tap, five ringed Neff gas hob with glass heat proof splash back, Neff extractor hood, breakfast bar area, integrated bosch fridge, integrated bosch freezer, two integrated bosch ovens, integrated washing machine, integrated dishwasher, integrated tumble dryer, laminate splash backs, tile effect laminate flooring.

Lounge

5.18m x 4.35m (17' 0" x 14' 3") Leaded double glazed windows to rear, uPVC framed patio doors opening to rear garden, two radiators, wood grain effect laminate flooring.



Dining Room (Opening from Lounge)

3.12m x 2.41m (10' 3" x 7' 11") Radiator, wood grain effect laminate flooring.

Bedroom Five

2.85m x 2.22m (9' 4" x 7' 3") Leaded double glazed windows to rear, uPVC door to rear opening to rear garden, radiator, wood grain effect laminate flooring.

FIRST FLOOR

Landing

Via split level carpeted stairs, obscure leaded double glazed window to side, loft hatch with integrated ladder leading to partially boarded loft, fitted carpet.

Bedroom One

4.09m x 3.55m (13' 5" x 11' 8") into fitted wardrobes, double glazed windows to rear, radiator, fitted wardrobes with power set to corner unit, wood grain effect laminate flooring.

Bedroom Four

3.2m x 2.28m (10' 6" x 7' 6") Double glazed windows to front, radiator, wood grain effect laminate flooring.

Bedroom Two

3.21m x 3.15m (10' 6" x 10' 4") Double glazed windows to rear, radiator, wood grain effect laminate flooring.

Bathroom

3.41m x 1.27m (11' 2" x 4' 2") Spotlight bar to ceiling, obscure double glazed windows to front, hand wash basin with chrome mixer tap, panelled bath with shower attachment, low level flush WC, rainfall shower cubicle, chrome hand towel radiator, tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 40ft – Part paved and part laid to artificial grass, access to front via wrought iron gate, detached summerhouse to rear, storage shed to rear.

Detached Summerhouse

4.17m x 2.86m (13' 8" x 9' 5") Double glazed windows to front, uPVC framed door, power and lighting.

Storage Shed

Approximately 9ft - Power and lighting.

Front Exterior

Fully paved for multiple off street parking